

## 2055 West St - Saddle Creek South



Location: **Saddle Creek South**  
**Germantown Ret Cluster**  
**Germantown Ret Submarket**  
**Shelby County**  
**Germantown, TN 38138**

Building Type: **Retail**  
 Bldg Status: **Built 1989**  
 Building Size: **39,899 SF**  
 Typical Floor Size: **39,899 SF**  
 Stories: **1**  
 Land Area: **4.11 AC**  
 Total Avail: **3,282 SF**  
 % Leased: **91.8%**  
 Total Spaces Avail: **1**  
 Smallest Space: **3,282 SF**  
 Bldg Vacant: **3282**

Developer: -  
 Management: **The Shops at Saddle Creek**  
 Recorded Owner: -  
 Parcel Number: **G0-231-0-0285**

Anchor Tenant(s): **The American Cafe**  
 Amenities: **Banking, Restaurant, Signage**  
 Cross Street: **Germantown Pkwy**  
 Street Frontage: **562 feet on West St**  
 Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite S10	3,282	3,282	3,282	Negotiable	Vacant	1-5 yrs	Direct

